

An aerial, black and white photograph of New York City. The top half shows a wide view of the city skyline with the Hudson River on the left and Central Park on the right. The bottom half is a closer view of several tall apartment buildings. A large black rectangle is overlaid on the top left, and a bright green horizontal bar is overlaid in the middle.

# **MIDTOWN, UPPER EAST SIDE, & UPPER WEST SIDE MARKET REPORT**

**MAY 2022**

**INVESTMENT PROPERTY REALTY GROUP**

### MIDTOWN, UPPER EAST & UPPER WEST SIDE MAY 2022 COMPLETE MARKET METRICS

**18**  
TRANSACTIONS SOLD

**268**  
UNITS SOLD

**\$130.35M**  
\$ VOLUME SOLD

**45,150**  
BSF SOLD



	ADDRESS	PRICE	TOTAL UNITS	ASSET TYPE
1	418-424 West 56th Street	\$19,000,000	40	Multi-Family
2	456 West 55th Street	\$15,000,000	*45,150 BSF	Development
3	985 5th Avenue	\$10,597,190	47	Mixed Use
4	729-731 9th Ave & 404 West 50th St	\$10,000,000	16	Multi-Family
5	309 West 54th Street	\$8,400,000	20	Multi-Family
6	315 West 54th Street	\$8,200,000	17	Mixed Use
7	569 3rd Avenue	\$7,750,000	9	Mixed Use
8	311 West 54th Street	\$6,600,000	17	Mixed Use
9	143 West 72nd Street	\$5,800,000	4	Office
10	246 West 108th Street	\$5,800,000	10	Multi-Family

SELECT SALES ACTIVITY ABOVE

\*Development Site / Buildable Square Footage

Transactions between \$1,000,000 - \$50,000,000 from May 1, 2022 - May 31, 2022

Zip Codes: 10001, 10010, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10028, 10036, 10065, 10069, 10075, 10128

Neighborhoods: Carnegie Hill, Central Midtown, Central Park South, Clinton - Hell's Kitchen, Garment District, Hudson Yards, Kips Bay, Koreatown, Lenox Hill, Lincoln Square, Manhattan Valley, Murray Hill, Nomad, North Chelsea, Sutton Place, Times Square - Theatre District, Tudor City, Turtle Bay, Upper West Side, Yorkville

**MONTH OVER MONTH**

COMPARED TO APRIL 2022

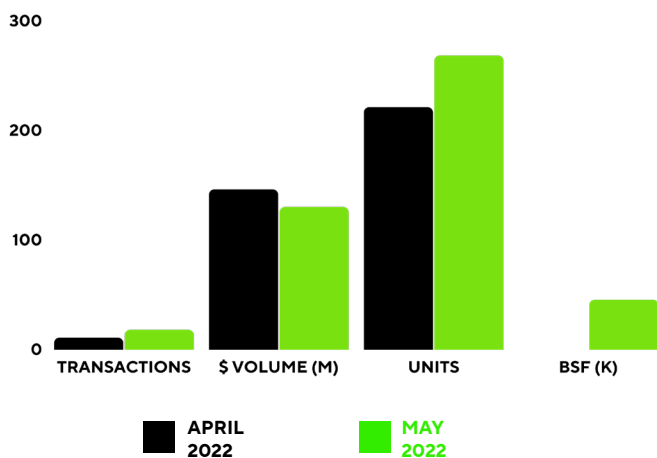
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>APRIL 2022</b>	11	\$146,425,000	221	0
<b>MAY 2022</b>	18	\$130,347,190	268	45,150
<b>% of CHANGE</b>	↑ +64% MoM	↓ -11% MoM	↑ +21% MoM	N/A

**YEAR OVER YEAR**

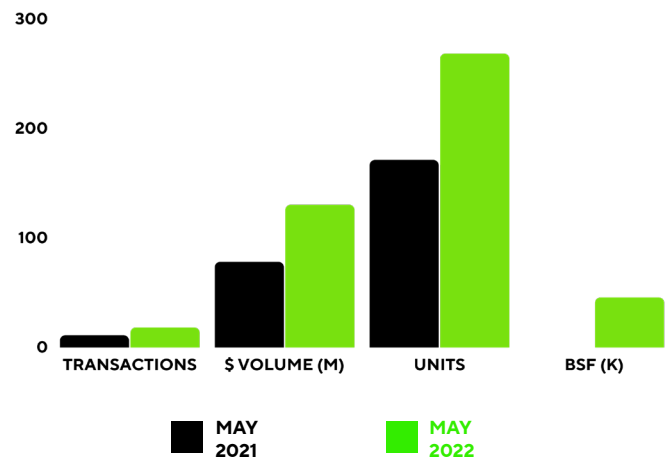
COMPARED TO MAY 2021

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>MAY 2021</b>	11	\$77,584,423	171	0
<b>MAY 2022</b>	18	\$130,347,190	268	45,150
<b>% of CHANGE</b>	↑ +64% YoY	↑ +68% YoY	↑ +57% YoY	N/A

**MONTH OVER MONTH**



**YEAR OVER YEAR**



Contact the Midtown, Upper East & Upper West Side Team For More Information

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## MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

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# IPRG

## MIDTOWN, UPPER EAST & UPPER WEST SIDE MAY 2022 REPORT

### THE MIDTOWN, UPPER EAST & UPPER WEST SIDE TEAM

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